

**MINUTES
TOWN OF FORT MILL
PLANNING COMMISSION MEETING
September 23, 2014
112 Confederate Street
7:00 PM**

Present: Chairman James Traynor, Hynek Lettang, Chris Wolfe, Tom Petty, John Garver, Ben Hudgins, Planning Director Joe Cronin, Assistant Planner Chris Pettit

Absent: Tony White

Guests: Al Rogat (Resident)

Chairman Traynor called the meeting to order at 7:00 pm and welcomed everyone in attendance.

Planning Director Cronin informed members that he had heard from Mr. White in advance of the meeting. Due to a death in his family, Mr. White would not be able to attend the meeting.

Mr. Wolfe made a motion to approve the minutes from the September 16, 2014, special called meeting as presented. Mr. Hudgins seconded the motion. The motion was approved by a vote of 6-0.

NEW BUSINESS ITEMS

1. **Annexation Request: Pettus Property:** Planning Director Cronin provided a brief overview of the request, the purpose of which was to review and provide a recommendation on the annexation of York County Tax Map Number 738-00-00-047, containing approximately 2.6 acres at 1918 N Dobys Bridge Road. Planning Director Cronin stated that the property was contiguous to property owned by Quarter Pointe Ventures (zoned HC Highway Commercial) via a public right-of-way for the former Holbrook Road, which was realigned as part of the Fort Mill Southern Bypass construction project. The applicant was requesting a similar zoning designation of HC. Mr. Wolfe stated that he had concerns about a possible car lot or gas station being allowed by right within the HC district, and wondered whether an alternate district, such as LC Local Commercial, would be preferable. Planning Director Cronin stated that the HC district provided greater setback protections for neighboring properties, as the HC district requires a 35' rear yard setback, while the LC district requires no setback. Planning Director Cronin added that most, if not all, of the property would fall within the corridor overlay district, which would prohibit a car lot at this location. Chairman Traynor asked if staff knew how much of the property would fall within the overlay district. Assistant Planner Pettit pulled up a GIS map on the overhead screen, which showed that the entire property was located within 500' of the bypass, and would therefore be subject the overlay district requirements. Planning Director Cronin added that should the property be developed as a commercial use in the future, the Planning Commission would have subsequent reviewing authority under the Commercial

Appearance Review process. Mr. Garver made a motion to recommend in favor of the annexation request with a zoning designation of HC. Mr. Hudgins seconded the motion. The motion was approved by a vote of 6-0. Chairman Traynor asked for the minutes to reflect that the applicability of the corridor overlay district was a critical element to the Planning Commission's recommendation in favor of HC zoning for this parcel.

2. **Final Plat: Forest at Fort Mill Phase III:** Planning Director Cronin provided a brief overview of the request, the purpose of which was to review and approve a final plat for Phase III of the Forest at Fort Mill subdivision on S Dobys Bridge Road. Planning Director Cronin stated that the proposed plat contained the final 27 lots within the subdivision, and was consistent with the preliminary plat approved in August 2011. Since all required infrastructure has not yet been completed, staff recommended that approval be tied to a bond or letter of credit. Mr. Hudgins made a motion to approve the final plat, contingent upon the applicant securing a bond or letter of credit equal to 125% of the estimated cost of any remaining infrastructure improvements. Mr. Lettang seconded the motion. The motion was approved by a vote of 6-0.
3. **Request to Approve Road Names: Waterside at the Catawba:** Planning Director Cronin provided a brief overview of the request, the purpose of which was to approve a master list of road names for the Waterside at the Catawba subdivision. A total of 52 road names were submitted for approval, including the following: Ascot Run Way, Bearcamp Way, Blackwaterside Drive, Braddock Way, Brandybuck Court, Brier Knob Drive, Bryson Gap Drive, Buckberry Court, Burning Acres Court, Clingman Drive, Common Raven Court, Copper Hawk Court, Corey Cabin Court, Corner Lake Court, Elmview Lane, Grape Balsam Way, Hanging Rock Road, Hideaway Gulch Drive, Ice Lake Court, Kahana River Road, Kaleb Point Circle, Kanard Way, Kennebel Place, Kody Hollow Court, Lily Lake Lane, Mackenzie Falls Drive, Maple Hill Drive, Marble Rock Court, Rainbow Trout Trail, Richland Balsam Drive, Ruby Kinglet Lane, Sapphire Meadow Drive, Sassafras Court, Shannon Falls Drive, Shiloh Bend Drive, Shorthill Lane, Silers Bald Drive, Skipping Stone Drive, Skywater Drive, Sparkling Brook Parkway, Squirtle Court, Swift Trail, Tailed Hawk Way, Talon Point Circle, Tigris Trail, Tomkins Knob Drive, Trentwood Drive, Triple Branch Trail, Twin Valley Way, Whistlers Chase Court, Winhall Road, Winter Wren Way. Planning Director Cronin stated that the county had reviewed and approved all requested road names.

A discussion took place regarding the name Squirtle Court. Chairman Traynor stated that he had researched the name "Squirtle" online, and the only reference he could find was for a Pokemon character that was part squirrel and part turtle. Chairman Traynor then circulated a photo of the Squirtle character (see right). Chairman Traynor added that he didn't think it was appropriate for the town to begin naming roads after cartoon characters.



Squirtle ¹

Mr. Wolfe made a motion to approve all requested road names, with the exception of Squirtle Court. Mr. Hudgins seconded the motion. The motion was approved by a vote of 6-0.

ITEMS FOR INFORMATION / DISCUSSION

1. **Draft RFP: Unified Development Ordinance:** Planning Director Cronin stated that town council had approved final reading of the budget on September 22, 2014. This year's budget includes an appropriation for the re-writing of the town's zoning and development ordinances. As a follow up to discussions at the last meeting, staff presented a draft request for proposals (RFP) for the town's new Unified Development Ordinance (UDO). Staff asked if the commission had any recommended changes for the draft RFP, and members of commission offered none. It is anticipated that the RFP will be issued in early October, with a deadline for responses at least 30 days thereafter.

There being no further business, the meeting was adjourned at 7:48 pm.

Respectfully submitted,

Joe Cronin
Planning Director

¹ "Pokémon Squirtle art" by Promotional press kit material for the Pokemon series. Artwork is by Ken Sugimori for the video games and players guides.. Licensed under Fair use of copyrighted material in the context of Squirtle via Wikipedia - http://en.wikipedia.org/wiki/File:Pok%C3%A9mon_Squirtle_art.png#mediaviewer/File:Pok%C3%A9mon_Squirtle_art.png